



August 31, 2006

Doug Smith, Director
Planning and Community Development
City of Liberty Lake
22710 E. Country Vista Dr.
Liberty Lake, WA 99019

RE: Liberty Village

Dear Mr. Smith

The proposed development Liberty Village located in the vicinity of Appleway and Simpson Rd, Liberty Lake, WA. is within the boundaries of the Liberty Lake Sewer and Water District. The District has water and sewer service in the immediate area of the development. The District provides water and sewer service on a first come, first served basis. The District has not reviewed the proposed development plans, but from preliminary information in our possession, the District can serve water and sewer to this development.

For additional information, please contact me at 922-9016.

Sincerely,

A handwritten signature in dark ink, appearing to read "F. Lee Mellish".

F. Lee Mellish
Manager

Amanda Tainio



From: Kirk Kappen [kkappen@rudeendev.com]
Sent: Wednesday, September 13, 2006 1:50 PM
To: 'Amanda Tainio'
Cc: 'Kevin Rudeen'; kkappen@rudeendev.com; kunicume@comcast.net
Subject: Comment for Specific Area Plan Overlay on Liberty Village

Amanda,

Thank you for your time to speak with me about this project over the past few weeks.

First of all there are four different entities or parties that would like to be on record for putting these comments in and they are:

Kirk Kappen
2308 Rocky Hill Lane
PO Box 895
Liberty Lake, WA 99019

Kent Rudeen
3202 Rocky Hill Lane
PO Box 456
Liberty Lake, WA 99019

Kevin Rudeen
2904 Rocky Hill Lane
PO Box 633
Liberty Lake, WA 99019

Rocky Hill Lane Partnership
2718 Rocky Hill Lane
PO Box 633
Liberty Lake, WA 99019

All of these people and entities would like to receive mailings to the above PO Boxes in Liberty Lake when any mailing is sent out on this project.

All of these people or entities are either adjacent to the Liberty Village property or very near by the Liberty Village Property.

All of these people or entities would like to be made a party of record for all the comments involved in this project, including the Specific Area Plan Overlay and the Platting process (when it comes through).

We have concerns about the Specific Area Plan Overlay and the Platting process on this project. Some of our concerns are:

1. We are in a rural open space zoning and would like to see an extensive open space buffer with vegetation and no pedestrian or vehicle traffic allowed within 50' of current fence line and/or property line.
2. We are also very concerned about pedestrians coming onto our property and using our land as a park or recreational area where in deed it is not and it is private property. Thus we are requesting that on the entire Eastern boundary of this project there be a 6' high sight obscuring fence installed and maintained as part of this development to keep the new residences off our private land.
3. We are also very concerned about vehicle traffic coming onto our private road "Rocky Hill Lane". Perhaps an ornamental electric gate could be installed at our entrance of our road as part of the development for this proposed project so that none of the traffic looking to enter the planned Liberty Village comes onto our private property, this would include no emergency vehicle access to the proposed project through our property.
4. We also would like special consideration on the lighting coming from this community, as to not allow the unnatural light to shine off the proposed projects property and onto our private property when the development does occur.

I can be used as the point of contact and my cell number is 509-714-4454.

9/13/2006

Kirk Kappen
Rudeen Development LLC.
PO Box 633
Liberty Lake, WA 99019
509-714-4454 (Cell)
509-892-1490 (Fax)

Article 10-2M — Specific Area Plan Overlays

Sections:

| | |
|---------|--|
| 10-2M-1 | Purpose |
| 10-2M-2 | Specific Area Plan Maps |
| 10-2M-3 | Specific Area Plan Text |
| 10-2M-4 | Criteria for Establishing Specific Area Plan Districts |
| 10-2M-5 | Specific Area Plan Overlay Districts Adopted |

10-2M-1 Purpose

Specific area plan overlay districts ("specific plans") describe in more detail the type of development planned for a specific area than is typically found in a comprehensive plan or zone map. The area covered by a specific plan can include multiple parcels and land owners, or a single large parcel. Some of the characteristics of specific plans are:

- A. Designation of site specific land uses (e.g., for individual parcels);
- B. Design standards or a development style specific to a geographic area (e.g., Transit Oriented Development);
- C. Detailed description of public facilities needed to serve development;
- D. The plan is adopted through a consensus-based process involving property owners;
- E. Streamlined development review for projects that are part of the plan; and
- F. May include intergovernmental agreements and complimentary zoning for sites that cross jurisdictional boundaries (e.g., between city and county).

Specific plans usually focus on some unique feature of the site, such as natural resources, economic activity, or desired neighborhood character. Specific plans may be used for large undeveloped areas, or partially developed areas with potential for infill and redevelopment.

Specific plans do not require phasing or a timeframe for development, and an application for future development (i.e., subdivision and/or site plan) need not accompany the application for specific plan approval. However, all land use applications for property within the specific plan area are required to comply with the specific area plan overlay districts policies and regulations.

10-2M-2 Specific Area Plan Maps

Specific Area Plan Overlay District ordinances shall include the following plan maps:

- A. Boundary Map. A boundary map shall be prepared for every Specific Area Plan Overlay District. The boundary map (i.e., based on parcel boundaries or other surveyed boundaries) shall be used to delineate areas of the district that lie within the city's boundaries on the official zoning map. The zoning map shall identify such areas as "SAP", and reference the applicable specific area plan ordinance.
- B. Specific Area Plan Map. A Specific Area Plan Map shall designate the land use types and intensities permitted within the overlay district. The plan shall identify areas for the following land uses, as applicable:

1. Residential
2. Commercial
3. Industrial
4. Mixed use
5. Open Space
6. Other

The plan shall identify sufficient area for any needed parks, schools, libraries and other public and facilities based on the City's Comprehensive Plan and other applicable policies and plans.

C. Conceptual Development Plan. The Specific Area Plan shall provide a conceptual development plan, with maps indicating the following features:

1. Blocks. A map with the general location and configuration of all blocks (i.e., areas bounded by streets).
2. Residential Land Use. A map with proposed residential densities, permitted housing types, and general lot patterns. Specific lot patterns shall be refined during land division approval.
3. Transportation Plan. A transportation plan map shall indicate future street connections to existing streets, and connections within the plan area. At a minimum, the plan shall indicate the general alignment of collector and arterial streets, and potential local access street connections. Final street alignments and design shall be subject to final engineering approvals. The plan shall also indicate the location of bicycle, pedestrian, and transit improvements that are necessary to serve the area, in conformance with Article 10-3B and 10-3G.
4. Preliminary Grading and Utilities Plan. The preliminary grading and utilities plan shall indicate the extent of grading (i.e., cuts and fills) and the general alignment and sizing of major utility lines necessary to serve the area, including sanitary sewer, water, and storm drainage. Actual utility alignments and design shall be subject to engineering approvals through the land division and/or site design review process.

10-2M-3 Specific Area Plan Text

Specific Area Plan Overlay District ordinances shall set forth the following provisions and standards:

A. Name and Purpose of Overlay District. This section shall describe the overlay district in sufficient detail as to clarify the purpose and intent of the overlay district regulations.

B. Implementation. This section shall describe the required land use application process for development within the overlay district, including any modifications to the procedures in Chapter 4 (e.g., Type I or Type II application versus Type III, etc.). This section shall also reference intergovernmental agreements that apply to the plan area (i.e., when part of the plan area lies outside of the City, within an unincorporated area).

C. Land Use & Development Standards.

This section shall do the following:

1. Specify any required land use conditions (i.e., land use mix, density, buffering, etc.).
2. Identify permitted and prohibited land uses, and uses with special requirements or

review procedures (i.e., site design review, conditional use, etc.).

3. Identify lot standards, including requirements for new lots, such as lot area, dimensions, and density, as applicable.
4. Identify required building setbacks for front, side, rear, and flanking yards, as applicable.
5. The design standards of Chapters 2 and 3 will be used to review Specific Area Plan Overlay proposals.

The criteria in Section 10-2M-4 shall be used in creating land use and development standards.

10-2M-4 Criteria for Establishing Specific Area Plan Overlay Districts

The adoption of the Specific Area Plan Overlay District ordinance shall conform to the following standards and procedures:

- A. Comprehensive Plan Amendment and/or Zoning District Change Required. Specific Area Plan Overlay Districts are adopted by ordinance as an amendment to both the Comprehensive Plan and Chapter 2 (Zoning Districts) of this code; except that only a zoning district change shall be required when the specific area plan is consistent with the Comprehensive Plan. Specific area plans that cover unincorporated areas within the UGA shall also require amendment to Spokane County's Comprehensive Plan and/or Zoning and shall comply with the Countywide Planning Policies for joint planning.
- B. Specific Area Plan Overlay District Criteria. Specific Area Plan Overlay Districts shall meet the following minimum standards for adoption, in addition to the amendment criteria in Article 10-4F:
1. **Specific Area.** The overlay district is necessary to provide land use or development standards tailored to a specific geographic area and development program, that cannot otherwise be provided through conventional zoning.
 2. **Land Use Compatibility.** The overlay district provides equal or greater compatibility with surrounding land uses than what would likely occur with conventional zoning.
 3. **Critical Areas.** The overlay district provides equal or greater protection to critical areas than what would likely occur with conventional zoning.
 4. **Efficient Land Use.** The overlay district promotes efficient land use by allowing housing and commercial development at densities that are equal to or greater than the densities that would be allowed with conventional zoning. The overlay district may provide for density transfers or transferable development rights as a method of providing efficient land use while protecting critical areas.
 5. **Land Use and Transportation Relationship.** The overlay district provides equal or greater opportunities for alternative modes of transportation (e.g., walking, bicycling, transit) than what would likely occur with conventional zoning by:
 - a. encouraging or requiring mixed use development where applicable;
 - b. providing a master plan with direct and convenient pedestrian and bicycle connections between all land uses; and
 - c. providing for transit service where applicable.
 6. **Design Standards.** The design standards of Chapters 2 and 3 shall apply to all development. In addition, the district shall provide development design standards that are equal to or greater than the standards that would be required with conventional zoning (e.g., building orientation, parking, open space, architectural guidelines, etc.). Where SAP and Chapter 2 or Chapter 3 standards conflict, SAP standards prevail.

10-2M-5

Specific Area Plan Overlay Districts Adopted

Reserved for SAP overlay districts adopted by the City.